



Maryland Emergency Rental Assistance Program

Environment and Transportation
Committee Briefing
January 24, 2023

Treasury ERAP Funding Framework

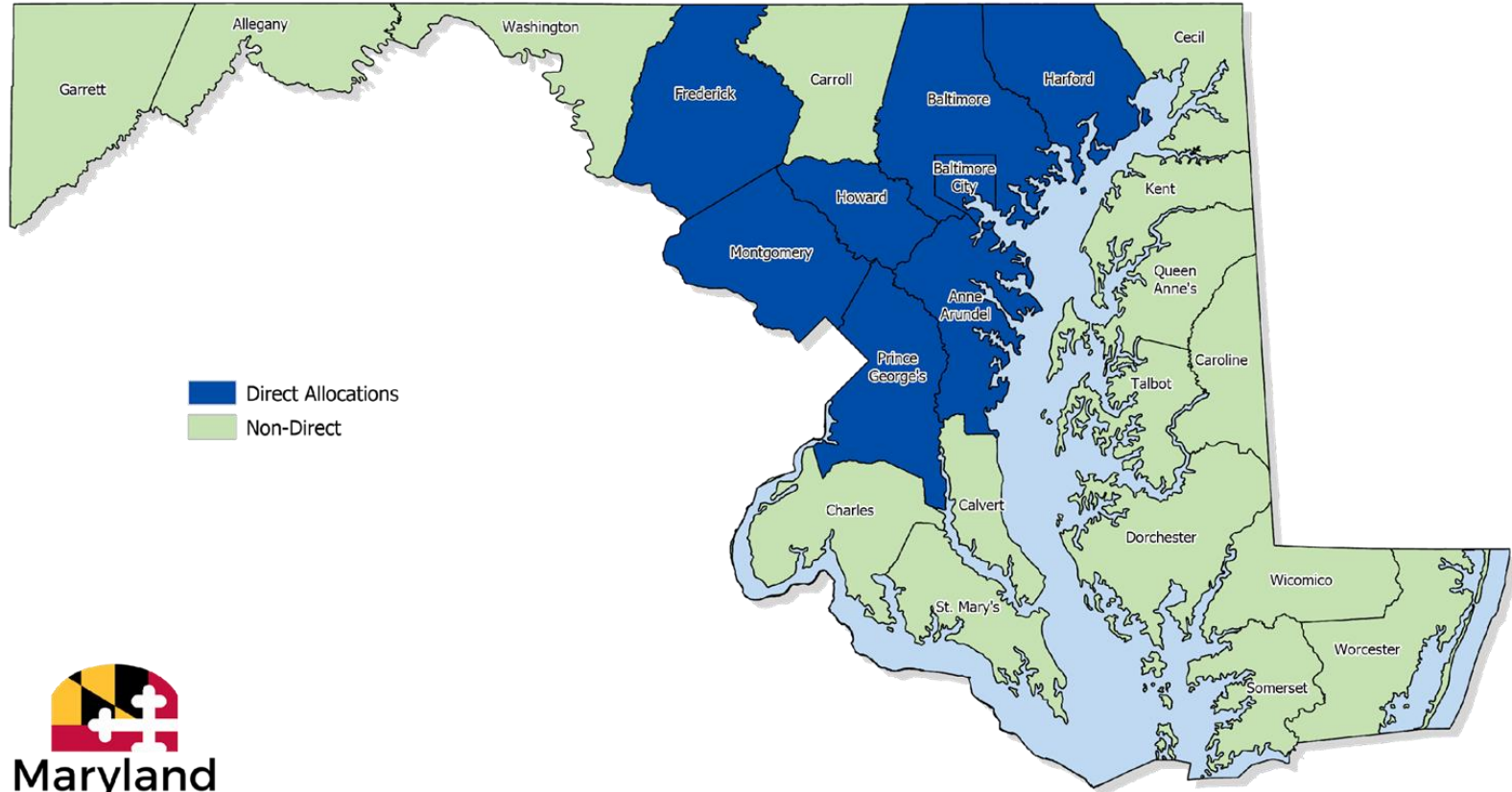
ERAP 1 - \$403m through the Consolidated Appropriations Act, 2021:

- \$258 million awarded to State of Maryland - DHCD
- \$145 million awarded to 8 counties with over 200,000 residents – “Direct Grantees” (includes \$2m increase through Treasury reallocation process)

ERAP 2 - \$352m through the American Rescue Plan Act:

- \$204 million awarded to State of Maryland - DHCD
- \$148 million awarded to 8 counties with over 200,000 residents – “Direct Grantees”

ERAP Allocations: Direct vs. Non-Direct



ERAP Design and Planning

ERAP Advisory Workgroup

- Secretary Kenneth C. Holt, DHCD – Workgroup Chair
 - Secretary David Brinkley, DBM
 - Delegate Vaughn Stewart, District 19
 - Delegate Jazz Lewis, District 24
 - Delegate Mike Griffith, District 35B
 - Senator Shelly Hettleman, District 11
 - Senator Cory McCray, District 45
 - Senator Chris West, District 42
-
- Launched in February 2021
 - 3 planning meetings (February-March)
 - 3 progress meetings (July-September)
-
- Advised on program strategy, methods for distributing funds, and formula for awarding funds to local partners

ERAP Design and Planning

County Consultations

- 1:1 meetings with each county government before finalizing program design and formula
- Group roundtables with counties before and monthly during lifetime of program

State Agency & Service Provider Consultations

- Legal services roundtable and feedback session
- Continuums of Care and Community Action Agencies
- DHS, Labor, Disabilities, Interagency Council on Homelessness

State Funding Framework

- **Over 80% of Maryland's renter households live in the 8 counties receiving ERAP funds directly from Treasury.** Pre-ERAP, most had already created an application process and already had renter applications in the pipeline for assistance. Treasury allocation required continuance of county-level infrastructure.
- **Treasury allocated all ERAP 1 and most of ERAP 2 funds based on census population size only.** Big 8 counties received only 39% of ERAP funds allocated to Maryland. State's formula intended to "right-size" allocations to jurisdictions based on need.
- **State formula for majority of ERAP 1 and ERAP 2 allocations was data-informed and needs-based:**
 - County's share of renter households statewide
 - High-priority census tracts for rental assistance, as identified by [Urban Institute's Emergency Rental Assistance Prioritization tool](#)
 - Took into account how much funding was already allocated directly by Treasury
- **Supplemental State funds allocated to jurisdictions based on application pipelines and capacity to distribute funds to meet Treasury deadlines.**

DHCD Guiding Principles



Equitable

- Allocate Funds Based on Need and Disparities
- Prioritize Households Most At-Risk of Eviction
- Implement Affirmative Outreach Strategy and Communications
- Monitor Disparities in Assistance and Pivot Quickly



Low-Barrier

- Simplify Tenant Eligibility and Screening Processes
- Streamline All Rental/Utility Assistance into Existing Local Access Points
- Facilitate Mass Rental Relief through Multifamily Housing Partnerships



Locally-Driven

- Comprehensively Address Housing Stability and Basic Needs of Tenants
- Incorporate Rental Housing Market Conditions into Local Planning
- Deploy Programs with Trusted Community Partners

January 2023 Program Status

- **100% of county programs will close and fully obligate financial assistance by March/April 2023 without additional resources**
- *Current Status*
 - 7 county programs are open and accepting new applications from all eligible households (primarily rural counties)
 - 3 county programs are accepting applications on a limited basis (ex: warrant of restitution/eviction notice)
 - 14 county programs have closed to new applications (some continuing to distribute funds)
 - Assisted Housing Relief Program closed to new applications in September 2022
 - Starting affordable housing development projects in January 2023
- The largest programs will have some limited funding to continue providing housing stability services and maintain some of their staffing infrastructure through June 2023. DHCD will be allocating the final \$5.4m available under State ERAP 2 to the largest jurisdictions for transition support.

Maryland ERAP Allocations

Activity/Use	Direct Federal ERAP 1 Award	State ERAP 1 Award	Total ERAP 1 Funds	Direct Federal ERAP 2 Award	State ERAP 2 Award	Total ERAP 2 Funds	Total ERAP Funds	Percent of Total ERAP Funds
Local Rental Assistance Programs*	\$145,169,354	\$232,592,680	\$377,762,033	\$148,020,998	\$136,955,895	\$284,976,893	\$662,738,926	88%
DHCD Assisted Housing Relief Program	\$0	\$18,484,126	\$18,484,126	\$0	\$33,319,617	\$33,319,617	\$51,803,743	7%
DHCD Admin	\$0	\$7,000,000	\$7,000,000	\$0	\$3,000,000	\$3,000,000	\$10,000,000	1%
Access to Counsel in Evictions (Legal Services)	\$0	\$0	\$0	\$0	\$5,403,073	\$5,403,073	\$5,403,073	1%
Affordable Housing Development	\$0	\$0	\$0	\$0	\$25,525,512	\$25,525,512	\$25,525,512	3%
Total Allocations	\$145,169,354	\$258,076,806	\$403,246,159	\$148,020,998	\$204,204,097	\$352,225,095	\$755,471,254	100%

*Includes 24 county government programs, United Way of Central Maryland STEP Program, and Baltimore Regional Housing Partnership

Geographic Distribution of Local Program Funds

Note: Geographic allocation of funds based on original allocations. Modest adjustments to awards due to reallocation not reflected.

Activity/Use	Direct Federal ERAP Funds	State ERAP Funds	Total ERAP Funds	Percent of Total ERAP Funds
Allegany County	\$0	\$3,389,068	\$3,389,068	1%
Anne Arundel	\$31,600,473	\$13,495,477	\$45,095,950	7%
Baltimore City	\$40,867,678	\$67,272,384	\$108,140,062	16%
Baltimore County	\$50,958,664	\$46,450,213	\$97,408,877	15%
Calvert County	\$0	\$3,891,876	\$3,891,876	1%
Caroline County	\$0	\$2,538,313	\$2,538,313	0%
Carroll County	\$0	\$5,042,002	\$5,042,002	1%
Cecil County	\$0	\$11,734,765	\$11,734,765	2%
Charles County	\$0	\$9,955,138	\$9,955,138	2%
Dorchester County	\$0	\$2,459,157	\$2,459,157	0%
Frederick County	\$14,371,283	\$1,607,316	\$15,978,599	2%
Garrett County	\$0	\$1,685,427	\$1,685,427	0%
Harford County	\$12,027,199	\$914,908	\$12,942,107	2%
Howard County	\$18,255,769	\$6,613,464	\$24,869,233	4%
Kent County	\$0	\$1,332,475	\$1,332,475	0%
Montgomery County	\$65,892,166	\$48,633,367	\$114,525,533	17%
Prince George's County	\$59,217,120	\$74,002,225	\$133,219,345	20%
Queen Anne's County	\$0	\$1,920,902	\$1,920,902	0%
Somerset County	\$0	\$1,841,274	\$1,841,274	0%
St. Mary's County	\$0	\$5,915,115	\$5,915,115	1%
Talbot County	\$0	\$4,118,012	\$4,118,012	1%
Washington County	\$0	\$21,238,588	\$21,238,588	3%
Wicomico County	\$0	\$21,743,326	\$21,743,326	3%
Worcester County	\$0	\$6,465,772	\$6,465,772	1%
United Way of Central Maryland [^]	\$0	\$1,402,940	\$1,402,940	0%
Baltimore Regional Housing Partnership (Multi-County)	\$0	\$3,000,000	\$3,000,000	0%
Total ERAP Funds	\$293,190,352	\$368,663,502	\$661,853,854	100%

[^]UWCM allocations reflect administrative capacity-building funds only - funds for financial assistance are included in each county's geographic allocation.

ERAP Milestones

Maryland programs officially opened May 2021 (some larger counties opened earlier)

Treasury established several progressive spending and reallocation targets for ERAP grantees with little to no notice throughout 2021 and 2022:

Deadline	ERAP 1 Target	ERAP 2 Target
September 2021	✓ 65% Obligated and 30% Expended	
November 2021	✓ 40% of Financial Assistance and Services Expended	
January 2022	✓ 50% of Financial Assistance and Services Expended	
March 2022	✓ 60% of Financial Assistance and Services Expended ✓ On track to Obligate 100% by September 2022	✓ 20% of Financial Assistance Expended ² (deadline announced same day)
June 2022		✓ 40% of Financial Assistance Expended ²
September 2022	✓ Fully Obligated ¹	✓ 60% of Financial Assistance & Services Expended ²
January 2023	Fully Expended ¹	
September 2025		Fully Expended

¹ Extended by 3 months if jurisdiction received reallocated funds from Treasury

² If jurisdiction has received all ERAP 2 payments from Treasury, not subject to expenditure target/reallocation

✓ = State met target

Households Assisted through November 2022

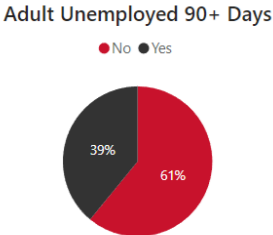
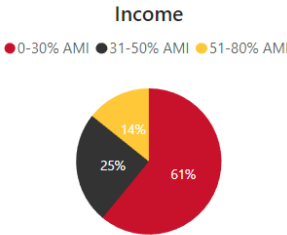
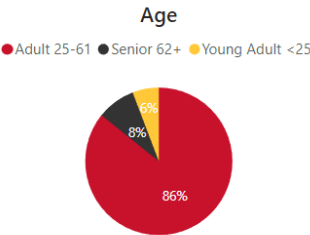
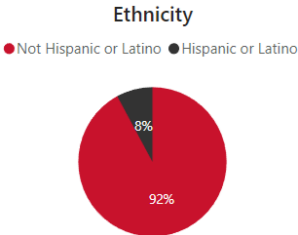
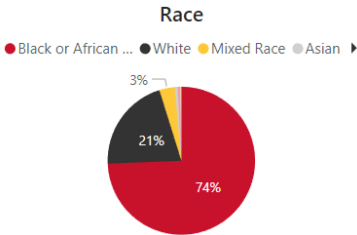
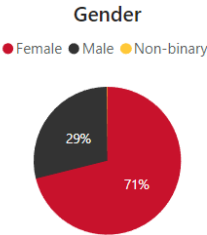
Total Households Assisted:
Over 101,000

Average Household Size
2.4

Total People Assisted (Estimated):
Over 242,000

Average Household Utility Debt
\$729

Average Household Rent Debt
\$4,040



Note: Household demographics and average debt only reflect households assisted through State ERAP funds, not direct funding to Big 8 counties

Total ERAP Expenditures

Includes State ERAP expenditures through 12/31/2022 and Big 8 Direct Federal expenditures through 11/30/2022

	Allocations	Expenditures	Balance	% Spent
Allegany County plus Allegany HRDC	\$3,389,068	\$3,384,966	\$4,102	100%
Anne Arundel County	\$45,095,950	\$37,625,280	\$7,470,670	83%
Baltimore City	\$65,198,405	\$55,262,856	\$9,935,549	85%
Baltimore County	\$64,068,014	\$50,481,153	\$13,586,861	79%
Calvert County	\$3,891,876	\$3,087,477	\$804,399	79%
Caroline County	\$2,538,313	\$2,491,761	\$46,552	98%
Carroll County	\$3,645,739	\$2,995,836	\$649,903	82%
Cecil County	\$11,734,765	\$11,497,605	\$237,160	98%
Charles County	\$9,955,138	\$8,796,646	\$1,158,492	88%
Dorchester County	\$2,143,008	\$2,143,008	\$0	100%
Frederick County	\$15,978,599	\$12,143,554	\$3,835,045	76%
Garrett County	\$1,011,078	\$1,011,078	\$0	100%
Harford County	\$12,027,199	\$6,963,202	\$5,063,997	58%
Howard County	\$20,256,305	\$12,729,994	\$7,526,311	63%
Kent County	\$1,038,665	\$1,038,665	\$0	100%
Montgomery County	\$115,325,533	\$81,025,009	\$34,300,524	70%
Prince George's County	\$133,219,345	\$105,321,277	\$27,898,068	79%
Queen Anne's County	\$1,920,902	\$1,663,064	\$257,838	87%
Somerset County	\$1,096,126	\$1,096,126	\$0	100%
St. Mary's County	\$5,915,115	\$5,043,223	\$871,892	85%
Talbot County	\$4,118,012	\$2,955,123	\$1,162,889	72%
Washington County	\$21,238,588	\$16,045,702	\$5,192,886	76%
Wicomico County	\$21,743,326	\$20,726,365	\$1,016,961	95%
Worcester County	\$6,465,772	\$5,615,942	\$849,830	87%
United Way of Central Maryland	\$86,558,515	\$79,434,175	\$7,124,340	92%
Maryland Legal Services Corporation	\$5,403,073	\$5,403,073	\$0	100%
Baltimore Regional Housing Partnership	\$3,000,000	\$1,707,923	\$1,292,077	57%
Assisted Housing Relief Program	\$51,803,743	\$51,803,743	\$0	100%
Affordable Housing Development	\$25,525,512	\$0	\$25,525,512	0%
DHCD Admin through Jan 30 (estimated)	\$8,161,536	\$7,000,000	\$1,161,536	86%
Recharacterization from ERAP 2 - AHRP	\$0	\$0	\$0	N/A
ERAP 1 Overencumbrance	-\$3,452,311	\$0	-\$3,452,311	N/A
Unobligated ERAP 2 Funds	\$5,456,346	\$0	\$5,456,346	N/A
Total ERAP Expenditures	\$755,471,254	\$596,493,826	\$158,977,429	79%

ERAP Spending Summary

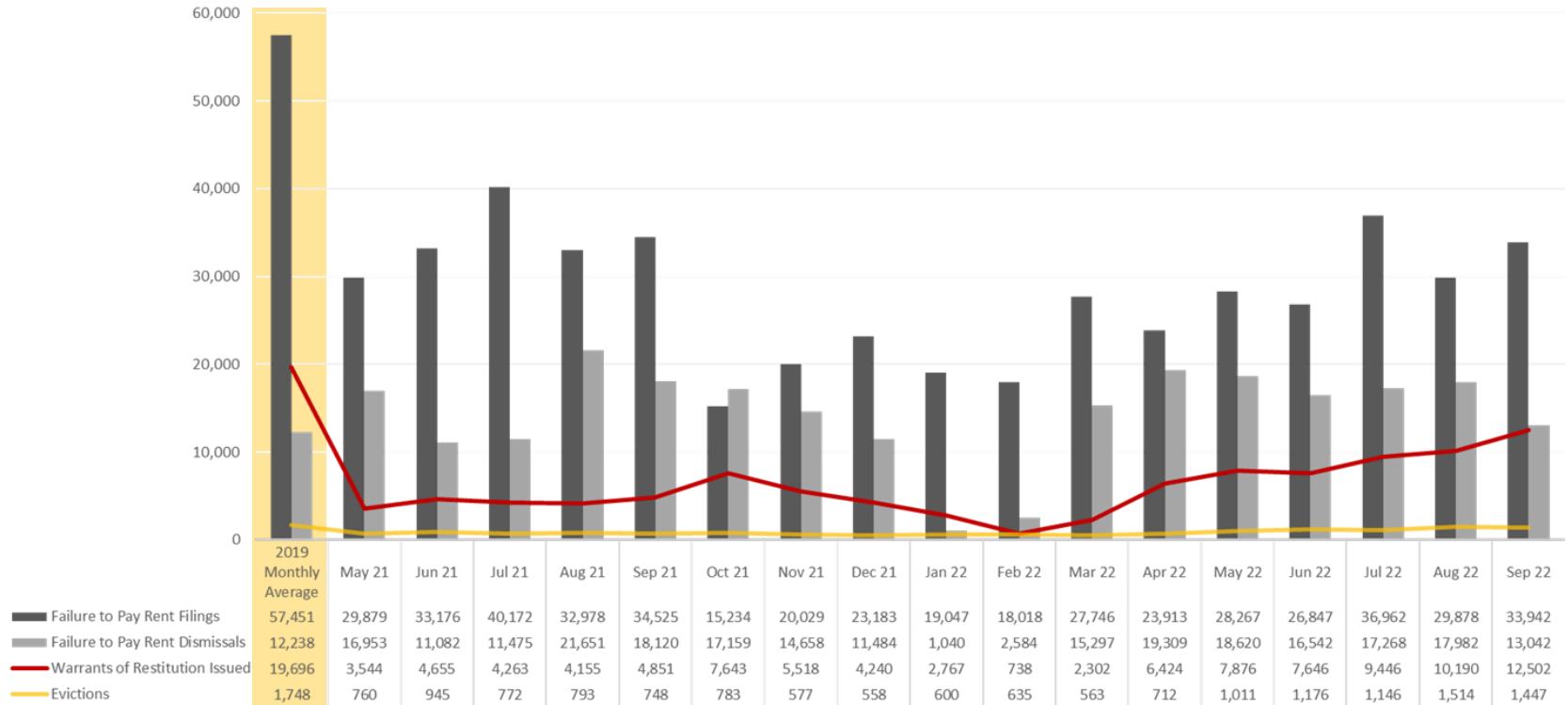
Includes State ERAP expenditures through 12/31/2022 and Big 8 Direct Federal expenditures through 11/30/2022

Total ERAP Funds Allocated to Maryland	\$755,471,254.83
DHCD Set-Aside for Affordable Housing Development	\$25,525,512.21
ERAP Funds Available for Rental Assistance Programs	\$729,945,742.62
Total Expenditures for Rental Assistance Programs	\$593,107,457.79
Amount to be Drawn for Rental Assistance Programs	\$136,838,284.83

Average monthly expenditures for ERAP are \$25-30m, indicating the \$133m to be drawn will be completed by March/April 2023.

FY22-FY23 Maryland Landlord-Tenant Case Activity

Data Source: District Court of Maryland



*Note: District Courts temporarily paused hearings for landlord-tenant failure to pay rent cases Dec 2021-Feb 2022. This lowered the number of dismissals and warrants of restitution for those months.

Data on Rental Assistance Needs

Rent Debt in America:

Stabilizing Renters is Key to Equitable Recovery

National Equity Atlas



Mounting rent debt and the potential for mass eviction is one of the most pressing equity issues created by the pandemic. For an equitable recovery, policymakers must eliminate rent debt and prevent eviction. This regularly-updated dashboard provides data on who is behind on rent and the estimated amount owed based on the most recent Census Household Pulse Survey data (December 9 - December 19, 2022) and rent relief distributions from the US Treasury June 2022 Report. Data is available for the U.S., all states and counties, 558 cities, and 15 metros. See our analysis at <https://nationalequityatlas.org/rent-debt-in-america>

\$373,000,000

Estimated Total Rent Debt

108,000

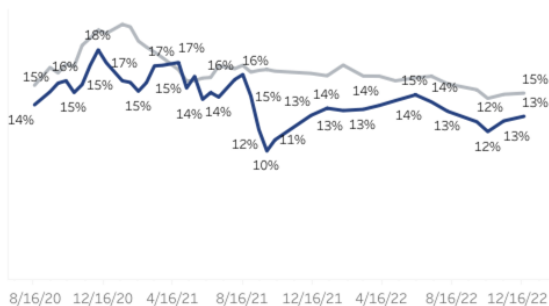
Households Behind on Rent

102,000

Children in Behind Households

Rent debt remains at crisis levels, placing millions of renters at risk of eviction.

Renter Households Behind on Rent..



Those behind on rent are overwhelmingly low-income households who experienced job and income losses during the pandemic.

Characteristics of Renters Behind on Rent, Maryland

People of Color



Low Income



Unemployed



Households with Children



Most renters with arrears have not yet applied for assistance or are waiting for a response.

Status of Government Rental Assistance, Maryland

